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Our Ref: 15C100104  
Your Ref: PP-13841366

11 March 2025  
Cumberland Council (Copeland Area)  
The Market Hall  
Market Place  
Whitehaven  
CA28 7JG

Dear Sir / Madam,

## **APPLICATION TO DISCHARGE 10 OF NEW S73 OUTLINE PLANNING PERMISSION REFERENCE 4/24/2300/0B1 FOR THE HUB BUILDING AT LECONFIELD INDUSTRIAL ESTATE**

### **Overview**

Planning permission was granted on 30 October 2024 for application 4/24/2300/0B1:

*"Variation of condition 3 to amend parameter plan and condition 23 to allow for office use in addition to the approved uses of planning approval 4/22/2184/001 outline application for the erection of a new building up to 4000 square metres in floorspace for various uses, car parking, landscaping & engineering works."*

The original outline permission 4/22/2184/001 has been varied by the Section 73 approval 4/24/2300/0B1. A previous discharge application was submitted and approved before the variation which granted discharge of Conditions 4, 6 and 7 of the original decision notice. More recently, Conditions 4, 5, 17 & 18 were formally discharged on 24 February 2025 under the new planning permission reference. This application seeks to discharge Condition 10 which relates to Biodiversity Net Gain.

### **Condition Wording**

#### *Condition 4 - Submission and Approval BNG Strategy*

*The site shall provide for a minimum of 10% Biodiversity Net Gain, details of how this is to be achieved shall be submitted to and approved in writing by the Local Planning Authority before any development commences. The development shall be carried out in accordance with the approved scheme before the Hub building is occupied and maintained in perpetuity thereafter.*

### **Forms and Documents**

To assist in your formal consideration of this application, the following documentation has been submitted to the Council electronically via the Planning Portal:

- Biodiversity Net Gain Assessment: Hub Building, Leconfield (Ref: BIOC22-004 | V2.1) prepared by Biodiverse Consulting

The report concludes that the baseline habitats on site provide a total of 6.99 BU. The habitats on site post-development provide a total of 8.52 BU. This leads to a net change of 1.53 equating to 21.93% net gain in Habitat Units.

**Next Stages and Contact**

We look forward to discussing the details of this application further with the Council, following payment of the associated application fee via internal transfer.

Yours Sincerely

**Chris Johnson**  
**Associate Planner**